

# **County of San Diego**



## **California Coastal Commission LCP Planning Grants Application Form**

**July 3, 2014**

## TABLE OF CONTENTS

<b>LCP Planning Grant Signed Application Form</b>	<b>2</b>
<b>1. Project Description</b>	<b>3</b>
<b>2. Work Program and Schedule</b>	<b>7</b>
<b>Table 1 – Work Program</b>	<b>7</b>
<b>Table 2 – Benchmark Schedule</b>	<b>9</b>
<b>3. Budget</b>	<b>10</b>
<b>Table 3 – Project Funding Sources</b>	<b>10</b>
<b>Table 4 – Budget Summary Form</b>	<b>11</b>
<b>4. A Resolution from the County of San Diego Board of Supervisors</b>	<b>12</b>
<b>5. Supplemental Form A</b>	<b>14</b>
<b>6. Maps and Photographs of Project Area</b>	<b>17</b>
<b>7. Letter of Support</b>	<b>21</b>

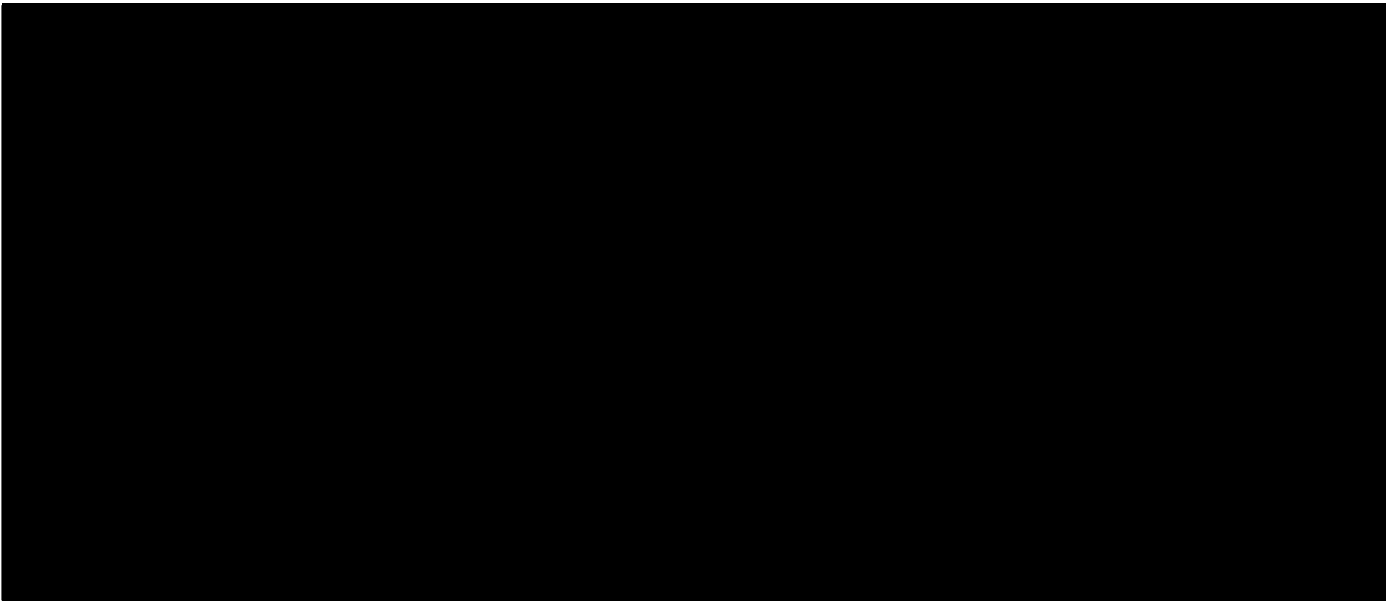
## APPLICANT INFORMATION

Requested grant programs:

☐ OPC LCP Sea-Level Rise Grant

☒ Coastal Commission LCP Planning Grant

Applicant name (organization): County of San Diego



## PROJECT INFORMATION

Project title (start with name of city or county): County of San Diego Local Coastal Plan Update

LCP/ LCP Segment: N/A

Project location: City / Geographic area: Unincorporated County Coastal Zone

County: County of San Diego

Project timeline: Start date: February 27, 2015

End date: February 24, 2017

**Amount of Grant Proposal: \$52,000.00**

## 1. PROJECT DESCRIPTION.

### a. Goals and objectives:

The County of San Diego's overarching goal is to protect and enhance the County's coastal environment, natural resources, and recreational values while providing superior customer service to residents and property owners. To achieve this important community goal, the County has identified several specific objectives:

- Develop a comprehensive LCP that balances the protection of coastal resources with public access and private development;
- Secure Coastal Commission certification;
- Revise and update procedures to implement the updated LCP; and
- Streamline permit processing procedures for property owners and residents.

While developing the draft plan, the County will strive to implement the project goal and objectives through a technical analysis of issues that are applicable within the planning area and the overall region. The development of the draft plan will require technical information and input from various stakeholders and will include the following:

- Climate change has created significant issues and problems within the Coastal Zone (CZ). Specifically, global warming and sea level rise will result in significant impacts to properties in the CZ and these issues will need to be analyzed and addressed in the updated LCP.
  - The possible effects of global warming include a hotter and drier climate, increased droughts, an increased frequency and severity of wildfires, and decreasing water and energy security. These effects could have a significant impact on property, public health, safety, wildlife, and habitat and will increase over time. A range of strategies that address global warming will need to be included in the LCP, such as increasing energy efficiency, restoring fire-adapted ecosystems, expanding water recycling and enhancing local water supplies.
  - Sea level rise will result in coastal bluff erosion and alter coastal lagoon ecosystems. The County's updated LCP will include policies that support and enhance the natural sand cycle in order to prevent the installation of bluff protection devices. The updated LCP will also need to include policies that support healthy lagoons by not disturbing the land, flow of water, or plants in these areas.
- The San Diego Foundation has also conducted research and prepared a menu of options<sup>1</sup> to address climate change within San Diego County. The LCP will build upon the work completed by the San Diego Foundation and seek to implement policies to address the effects of climate change.

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<sup>1</sup> San Diego's Changing Climate: A Regional Wake-up Call -  
<http://www.sdfoundation.org/Portals/0/Newsroom/PDF/Reports/Focus2050glossySDF-ClimateReport.pdf>

- The County has developed a Climate Action Plan<sup>2</sup> (CAP) to address the issues of growth and climate change. The purpose of the CAP is to ensure the health, safety, and sustainability of the County for residents, businesses, and visitors. The LCP update will provide an opportunity to ensure that CZ projects are consistent with CAP goals.
- The County's Multi-hazard Mitigation Plan<sup>3</sup> identifies risks and ways to minimize damage by natural and manmade disasters. The County's CZ area includes a significant amount of habitat with a moderate to high wildfire hazard level. Fire dangers are also exacerbated by drought conditions due to climate change. The updated LCP will need to address hazard mitigation goals, while ensuring that environmentally sensitive habitat areas are properly preserved.
- The LCP update will provide an opportunity to identify and provide enhanced public access to the CZ by incorporating County plans for improvements to trails, pathways, parks, and other public facilities<sup>4</sup>. Special emphasis on public access will be required in order to identify barriers and prioritize policies that assure maximum public access to the CZ.
- Protection of scenic resources will be a central theme within the updated LCP. View corridors will need to be evaluated and policies will need to be updated to ensure that the scenic and visual qualities of the area are considered and protected as a resource of public importance.
- The County has adopted a Water Conservation in Landscaping Ordinance<sup>5</sup> that strives to reduce the amount of imported water consumed for outdoor use. It limits the amount of water to be used in irrigation for new development and encourages the use of native species in landscaping. Updating water use policies within the LCP will be critical due to the increasing cost of water and decreasing supplies associated with recent drought conditions.
- LCP policies related to hydromodification and storm water management will be updated to reflect the many regulatory changes in these areas since the last time the LCP was comprehensively updated. Measures will be identified in the LCP to protect drainage areas and to prevent siltation and pollution from storm water runoff and construction.
- The County is currently engaged in completing the North County Multiple Species Conservation Program (MSCP)<sup>6</sup>, which includes the CZ. The MSCP is a joint effort between the County, California Department of Fish and Wildlife

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<sup>2</sup> County of San Diego Climate Action Plan: [http://www.sdcountry.ca.gov/pds/advance/Climate\\_Action\\_Plan.pdf](http://www.sdcountry.ca.gov/pds/advance/Climate_Action_Plan.pdf)

<sup>3</sup> Multi-jurisdictional Hazard Mitigation Plan: San Diego County, California - <http://www.co.san-diego.ca.us/oes/docs/2010-HazMit-Final-August-2010.pdf>

<sup>4</sup> County Trails Program: <http://www.co.san-diego.ca.us/parks/trails.html>

<sup>5</sup> Landscape Ordinance: [http://www.sdcountry.ca.gov/pds/Landscape-Ordinance\\_Design\\_Review\\_Manual.html](http://www.sdcountry.ca.gov/pds/Landscape-Ordinance_Design_Review_Manual.html)

<sup>6</sup> North County's Multiple Species Conservation Program: <http://www.sdcountry.ca.gov/pds/mscp/nc.html>

(CDFW) and the U.S. Fish and Wildlife Service (USFWS) to identify and create habitat preserves and linkages. Once approved, the County will be authorized to issue permits for the incidental take of endangered or threatened species in lieu of the permits issued by the state and federal agencies. The LCP will be updated to reflect this new program and its policies for protecting sensitive species as well as appropriate mitigation measures for development. The LCP update will also include policies and programs that protect natural habitats from invasive species. Updated implementation policies will ensure that landscaping plans are monitored to ensure that invasive species are not planted or grown in areas that would allow them to spread to sensitive habitat.

b. Approach & Tasks:

The County is seeking grant funding to update the LCP in order to take advantage of a recently adopted General Plan update and CAP. The LCP update presents a unique opportunity to build upon an adopted policy framework in order to implement updated General Plan goals and policies that affect the CZ and to implement identified community measures and actions contained in the CAP that address climate change. Furthermore, the update of the LCP will also be closely coordinated with the proposed North County MSCP. The tasks that must be completed for the update are as follows:

- Project Preparation: Draft project charter, develop a public participation plan, and update the County website;
- Develop Draft Plans: Gather available data on sea-level rise and climate change by leveraging existing data resources compiled by local and regional partners and gathering additional data that is available for the North County region; update goals and policies to align with the General Plan and CAP; ensure consistency with local partners including Del Mar, Encinitas, San Diego and Solana Beach; review County programs and policies and coordinate draft plan development with the Multi-Hazard Mitigation Plan, Water Conservation Ordinance and North County MSCP; create draft plans, and distribute to stakeholders identified in the public participation plan;
- Review and Revise Draft Plans: Stakeholder review of draft plans, conduct meetings to discuss comments, make revisions and finalize draft plans;
- Public Review: Release draft plans for public review, review comments, complete necessary edits, and draft final plans;
- Public Hearings: Present project to the Planning Commission, make necessary edits, and present plans to the Board of Supervisors for adoption.
- Coastal Commission Certification: Present plans to the Coastal Commission for certification, make any necessary edits, and obtain Coastal Commission certification.

c. Partners and Cooperators:

The CZ in the unincorporated County lies entirely within the community of San Dieguito, which is adjacent to the cities of Del Mar, Encinitas, San Diego and Solana Beach. The majority of the existing development is comprised of single-family residential uses, with the remainder allocated to open space, including San Dieguito Park, and a small amount designated for professional office. Portions of the CZ are within the Rancho Santa Fe Association.

The northern portion of the CZ is part of the Carlsbad Watershed and the southern portion is located in the San Dieguito River Watershed. Drainage for the Carlsbad Watershed is provided by Escondido Creek and another intermittent stream which drains into San Elijo Lagoon. The most important biological habitat in this part of the CZ is the San Elijo Lagoon Ecological Preserve. Although located in Encinitas, the Preserve is a joint effort of the County, the California Department of Fish & Wildlife (CDFW), the U.S. Fish & Wildlife Service (USFWS), and the San Elijo Lagoon Conservancy.

The primary partners and cooperators for the LCP update will be the following:

- Residents
- Property Owners
- Visitors and Park Patrons
- San Dieguito Community Planning Group
- Rancho Santa Fe Association
- California Coastal Commission
- City of Carlsbad
- City of Del Mar
- City of Encinitas
- City of San Diego
- City of Solana Beach
- County of San Diego
- California Department of Fish and Wildlife (CDFW)
- U.S. Fish and Wildlife Service (USFWS)
- San Elijo Lagoon Conservancy
- Surfrider Foundation
- Climate Collaborative: San Diego Region

The County will prepare a public participation plan in order to engage stakeholders and create transparency. The plan will prioritize communication between partners and cooperators. All of the partners and cooperators listed above will be asked to provide input during the update process to ensure consistency with adopted plans. A discussion regarding the public participation plan can be found in subsection e, stakeholder outreach.

d. Potential obstacles

The County expects to receive support from residents, property owners and developers because an adopted LCP will streamline development review and reduce costs associated with CZ development. Since the majority of the properties within the CZ are already developed, potential obstacles to LCP approval will be related to policies and procedures that address expansions to existing developments. The majority of these issues were vetted through the General Plan update. With minimal opposition to CZ policies during the General Plan update, the County expects a negligible opposition to the LCP update.

e. Stakeholder outreach

The LCP update process will include a public participation plan that will create a robust outreach approach in order to engage stakeholders and build momentum for the project. The public participation plan will build upon recent progress made by the County while updating the General Plan, which took over ten years of public outreach, planning, and hearings. The County believes that engaging stakeholders must progress beyond typical hearings and notices. As such, the public participation plan will explore innovative approaches to outreach that will include social media, advertising, and other ideas from partners and cooperators.

- 2. SCHEDULE AND WORK PROGRAM.** A work program and schedule for implementation of the project, including anticipated benchmarks for LCP development and review for the project, are provided below.

**SCHEDULE**

Proposed starting date: February 27, 2015

Estimated completion: February 24, 2017

**WORK PROGRAM: TABLE 1**

<b>San Diego County LCP Update</b>	<b>Complete Date: February 24, 2017</b>
<b>Task 1. Project Preparation</b>	
1.1 Draft Project Charter and form project team	Complete date: March 4, 2015
1.2 Develop Stakeholder Group (including local Coastal Commission staff)	Complete date: March 18, 2015
1.3 Update County Website	Complete date: March 27, 2015
Outcome/Deliverables: Final signed Project Charter, Stakeholder list, Public notice of project on County website	Projected date: March 27, 2015
<b>Task 2. Development of Draft LCP</b>	
2.1 Research available data on sea-level rise, erosion, stormwater management, climate change, and changes to the physical environment in the County's Coastal Zone (CZ)	Complete date: May 29, 2015



LCP Planning Grants Application  
County of San Diego

2.2 Work with other County and government agencies (County Parks and Recreation, Environmental Health, Public Works (transportation, flooding and stormwater), Agriculture, USFWS, CDFW, to determine future plans for the CZ that benefit public access and recreation opportunities	Complete date: May 29, 2015
2.3 Review recent County programs and policies (MSCP, CAP, Watershed Protection Ordinance, etc.) to determine appropriate updates to the LCP	Complete date: May 29, 2015
2.4 Create draft Land Use Plan (LUP) for LCP and disseminate to project team for review and comment.	Complete date: July 17, 2015
2.5 Make revisions and hold public meeting with stakeholders for initial input.	Complete date: August 12, 2015
2.6 Post draft on County website, and contact Coastal Commission for preliminary comments.	Complete date: September 7, 2015
2.7 Work with project team to research implementation measures that support LUP goals and policies.	Complete date: October 21, 2015
2.8 Determine County coastal development permit approval process and fees	Complete date: October 21, 2015
2.9 Create draft LCP Implementation Plan (IP) and disseminate draft IP to project team for review and comment.	Complete date: December 18, 2015
2.10 Revise and meet with stakeholders and public for comments.	Complete date: January 12, 2016
2.11 Post draft on County website, and send to Coastal Commission for preliminary comments.	Complete date: February 2, 2016
Outcome/Deliverables: Draft LCP and draft permit issuance process	Projected date: February 2, 2016
<b>Task 3. Review Comments on Draft LCP and Revise</b>	
3.1 Management and County Counsel reviews and comments	Complete date: February 25, 2016
3.2 Receive Coastal Commission preliminary comments	Complete date: March 2, 2016
3.3 Review and discuss comments with project team, stakeholders, and Coastal Commission (one meeting each).	Complete date: May 10, 2016
3.4 Revise draft LCP	Complete date: May 31, 2016
Outcome/Deliverables: Revised draft LCP	Projected date: May 31, 2016
<b>Task 4: Public Review</b>	
4.1 Release draft for 30 to 45 day public review	Complete date: June 7, 2016

LCP Planning Grants Application  
County of San Diego

4.2 Review comments and make edits to LCP if appropriate	Complete date: July 29, 2016
4.3 If edits are made, send revisions to Coastal Commission for review and comment	Complete date: July 29, 2016
Outcome/Deliverables: Complete Public Review and draft final LCP	Projected date: July 29, 2016
<b>Task 5: Public Hearings</b>	
5.1 Present LCP to Planning Commission	Complete date: September 16, 2016
5.2 Edit LCP based on direction from PC	Complete date: September 30, 2016
5.3 Present LCP to Board of Supervisors for adoption	Complete date: December 7, 2016
Outcome/Deliverables: Adopted LCP	Projected date: December 7, 2016
<b>Task 6: Certification from Coastal Commission</b>	
6.1 Present LCP to Coastal Commission for approval and certification	Complete date: December 9, 2016
6.2 Revise LCP if necessary	Complete date: January 27, 2017
6.3 Return to the Board of Supervisors for approval if necessary	Complete date: February 8, 2017
6.4 Obtain Coastal Commission certification	Complete date: February 24, 2017
Outcome/Deliverables: Adopted LCP that has been certified by the Coastal Commission	Projected date: February 24, 2017

**Benchmark Schedule: Table 2**

<b>ACTIVITY</b>	<b>COMPLETION DATE</b>
<b>Completion of Task 1:</b> Final signed Project Charter, Stakeholder list, Public notice of project on County website	March 27, 2015
<b>Completion of Task 2.6:</b> Draft Land Use Plan for LCP completed and posted on County website for public information.	September 7, 2015
<b>Completion of Task 2:</b> Complete Draft LCP (LUP and IP) and draft permit issuance process posted on website for public information	February 2, 2016
<b>Completion of Task 3:</b> Revised Draft LCP	May 31, 2016
<b>Completion of Task 4:</b> Final LCP	July 29, 2016
<b>Completion of Task 5:</b> LCP adoption	December 7, 2016
<b>Completion of Task 6:</b> Certification of adopted LCP by the Coastal Commission	February 24, 2017

- 3. BUDGET.** The proposed budget, including the funding request, total project cost, estimated costs per task, funding sources, and in-kind services are provided below.

### Application Budget Information

**Funding Request: \$52,000**

**Total Project Cost: \$104,000**

### PROJECT FUNDING SOURCES: TABLE 3

Task Number	Task	Total Cost	Allocation of total cost among funding sources		
			Applicant's funding	LCP Grant Funding	OPR SLR Grant Funding
1	Project Preparation	\$5,250	\$2,625	\$2,625	N/A
2	Development of Draft LCP	\$36,750	\$18,375	\$18,375	N/A
3	Review and Revise LCP	\$16,225	\$8,112.50	\$8,112.50	N/A
4	Public Review	\$7,500	\$3,750	\$3,750	N/A
5	Public Hearings	\$29,275	\$14,637.50	\$14,637.50	N/A
6	Certification from Coastal Commission	\$9,000	\$4,500	\$4,500	N/A
<b>TOTAL</b>		<b>\$104,000</b>	<b>\$52,000</b>	<b>\$52,000</b>	<b>\$0</b>

### Other Funding Sources (not including in-kind services)

There no additional funding sources proposed in conjunction with the LCP update.

### In-kind Services: \$52,000

The County will contribute staff time to manage the project and the grant, as well as perform research, determine the County's coastal development application process, draft the LCP, oversee public outreach and take the project forward for approval. The County's funding source listed in the budget above will all be in-kind services attributed to staff time and use of County maintained Geographical Information Systems data.

**BUDGET SUMMARY: TABLE 4**

	County Funding	CCC Grant Funding
<b>Personnel</b>		
Salaries and wages	\$ 19,500.00	\$ 29,250.00
Benefits	\$ 17,750.00	\$ 11,700.00
<i>Total Personnel</i>	\$ 37,250.00	\$ 40,950.00
<b>Operating Expenses</b>		
Indirect Costs	\$ 14,750.00	\$ 11,050.00
<b>Total Operating Expenses</b>	\$ 14,750.00	\$ 11,050.00
<b>Total Salary</b>	\$ 52,000.00	\$ 52,000.00
<b>Total Budget</b>	\$ 52,000.00	\$ 52,000.00

Rates and hours for each position for which funds are being requested are as follow. Amount requested for benefits does not exceed 40% of amount requested for salary:

Position	Hourly Rate	Benefits	Indirect	Total Salary	Hours
Land Use/Environmental Planner III	\$43.07	27.99	23.45	\$94.51	786
Planning Manager	\$48.89	31.41	26.50	\$106.80	279

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#### **4. A RESOLUTION FROM THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS**

Resolution No.: 14-080  
Meeting Date: 06/25/14 (4)

**A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS  
AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF CALIFORNIA  
COASTAL COMMISSION LOCAL COASTAL PROGRAM GRANT FUNDS  
[POD 13-009]**

**WHEREAS**, the Budget Act of 2014 provides an appropriation of \$1 million for Coastal Commission grants in FY 2014-15 to local governments to support Local Coastal Program (LCP) planning, and

**WHEREAS**, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

**WHEREAS**, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

**WHEREAS**, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise;

**WHEREAS**, the County of San Diego (County) does not yet have an effectively certified LCP; and

**WHEREAS**, the County desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the LCP in whole,

**WHEREAS**, the County desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of a LCP and desires to assume permit issuing authority,

**WHEREAS**, the County commits to and agrees to fully support a planning effort intended to complete a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County hereby:

1. Directs County staff to submit the grant application package attached hereto as Exhibit I to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$52,000.00 to fund the project more particularly described in the grant application package.

**LCP Planning Grants Application**  
**County of San Diego**

2. Authorizes the Director of Planning & Development Services, or designee, as agent of the County of San Diego, to execute, in the name of the County, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

ON MOTION of Supervisor Cox, seconded by Supervisor R. Roberts, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 25<sup>th</sup> day of June, 2014, by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

STATE OF CALIFORNIA)  
County of San Diego)<sup>SS</sup>

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA  
Clerk of the Board of Supervisors

By   
Elizabeth Miller, Deputy



Resolution No. 14-080  
Meeting Date: 06/25/14 (4)

## **5. SUPPLEMENTAL FORM A – COASTAL COMMISSION LCP GRANT PROGRAM**

### **Adopted Priorities and Criteria**

#### **1. Public Benefit/Significance**

- Global warming and sea level rise are issues of statewide significance that will be incorporated into the proposed LCP update. Although the County's Coastal Zone (CZ) area is relatively small in size, it represents a critical piece of planning efforts that seek to protect and enhance the coastal environment. Benefits to the public will extend well beyond the County's CZ because the LCP update will involve close coordination with the cities of Del Mar, Encinitas, San Diego and Solana Beach. Specifically, work undertaken by Del Mar, Encinitas, San Diego or Solana Beach will be supported and enhanced through an update of the County's LCP, including long-term comprehensive shoreline management strategies that address future sea level rise projections. Additionally, planning efforts will support a natural coastal environment and potentially reduce the need for beach replenishment programs.
- In addition to issues of statewide significance, regional planning efforts will be strengthened through linkages in public access goals and policies. The LCP update will provide an opportunity to build upon existing and proposed access networks in nearby jurisdictions. Furthermore, the LCP update will ensure that low cost visitor and recreational opportunities remain available at San Dieguito Park.
- The proposed North County Multiple Species Conservation Program (MSCP) coupled with the recently adopted General Plan and Climate Action Plan (CAP) will create a unique opportunity for the County to be a one-stop shop for permitting. By assuming permitting authority for the Coastal Commission and other State and federal agencies, the County envisions a streamlined permitting process that will benefit the public by reducing costs, shortening processing times and incentivizing sustainable development.
- Citizen participation is a critical part of the LCP update. The proposed work program prioritizes public engagement through the preparation of a Public Participation Plan. The goal of the Public Participation Plan will be to identify new tools and resources that extend beyond State mandated notification procedures and create new opportunities for the public to obtain information and participate in the update process. The County believes that this approach will significantly benefit the public and could create a model for future stakeholder outreach efforts.

## **2. Relative Need for LCP Update/Extent of Update**

- An update of the County's LCP is urgently needed to protect, conserve, restore, and enhance the coastal environment. An updated LCP will achieve the following:
  - Complement the recently adopted County General Plan update and Climate Action Plan (CAP),
  - Incorporate efforts to identify and create habitat preserves and linkages through a proposed Multiple Species Conservation Program (MSCP),
  - Reduce fire risks by incorporating CAP strategies that will reduce the size and frequency of fire events, and
  - Support efforts in adjacent jurisdictions to address future sea level rise by coordinating planning documents that comprehensively address CZ issues.
- The County's LCP was certified by the Commission in 1984 and remained certified until the cities of Solana Beach and Encinitas incorporated in 1986. The County adopted a revised LCP in 1988; however, it was never re-certified. The LCP became outdated again when Encinitas annexed an additional 850 acres in 1995. In 2011, as part of the County's General Plan update, the County adopted a slightly revised version of the LCP to reflect this annexation. The proposed LCP update will allow the County to improve the clarity and utility of the existing LCP and incorporate urgently needed updates to complement other County planning documents and regional planning efforts for the CZ.

## **3. Addressing the Effects of Climate Change**

- The County has adopted a Climate Action Plan (CAP) to address the effects of climate change. Unfortunately, the CAP itself does not ensure reductions in greenhouse gas emissions, and therefore, it is imperative that CAP strategies be integrated into local plans, such as the LCP, for implementation. The incorporation of CAP strategies into the LCP will provide an opportunity to achieve the following:
  - Minimize coastal hazards by supporting and strengthening shoreline development policies in adjacent jurisdictions,
  - Facilitate reductions in greenhouse gas emissions and vehicle miles traveled through improved coastal access,
  - Reduce exposure to fire risk at the urban/wildland interface by restoring fire-adapted ecosystems, and
  - Plan for changes in habitat through the MSCP.

## **4. Likelihood of Success/Effectiveness**

- The County believes that transparency and open data foster accountability and improve public services by informing choice and stimulating innovation. This approach to community planning efforts has increased the likelihood of success and the effectiveness of planning programs. By applying these principles to the



proposed LCP update, the County is confident that update efforts will be successful.

- Partnerships with stakeholders that foster community engagement will be paramount during the LCP update. Efforts to build partnerships are already underway, including outreach to the Ranch Santa Fe Association, which governs portions of the CZ. The association has expressed support for the County's efforts to update the LCP and streamline permit processing procedures. During the update process, the County will build upon this partnership and seek to empower other stakeholders by promoting collaborative community involvement.
- Land use designations and policies for properties within the CZ were updated during a General Plan update that was approved in 2011. The updated General Plan includes smart growth and resource protection policies that are applicable to development in the CZ. With updated policies in place, the County anticipates a high level of support for the proposed LCP because the majority of the difficult land use decisions were made during the General Plan update.
- After annexations by the cities of Solana Beach and Encinitas, the County did not prioritize an LCP update. The current County Strategic Plan seeks to provide public services that build strong and sustainable communities. The proposed LCP update will implement the Strategic Plan by streamlining permit processing and protecting CZ resources.

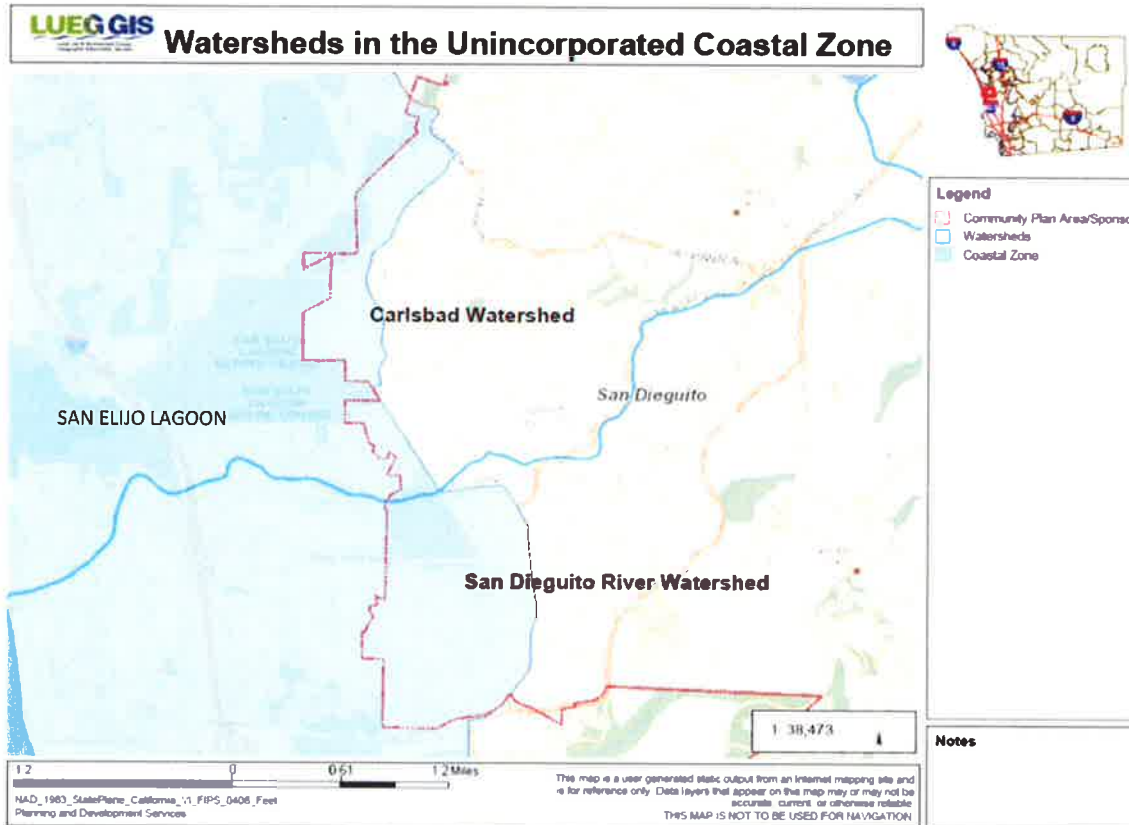
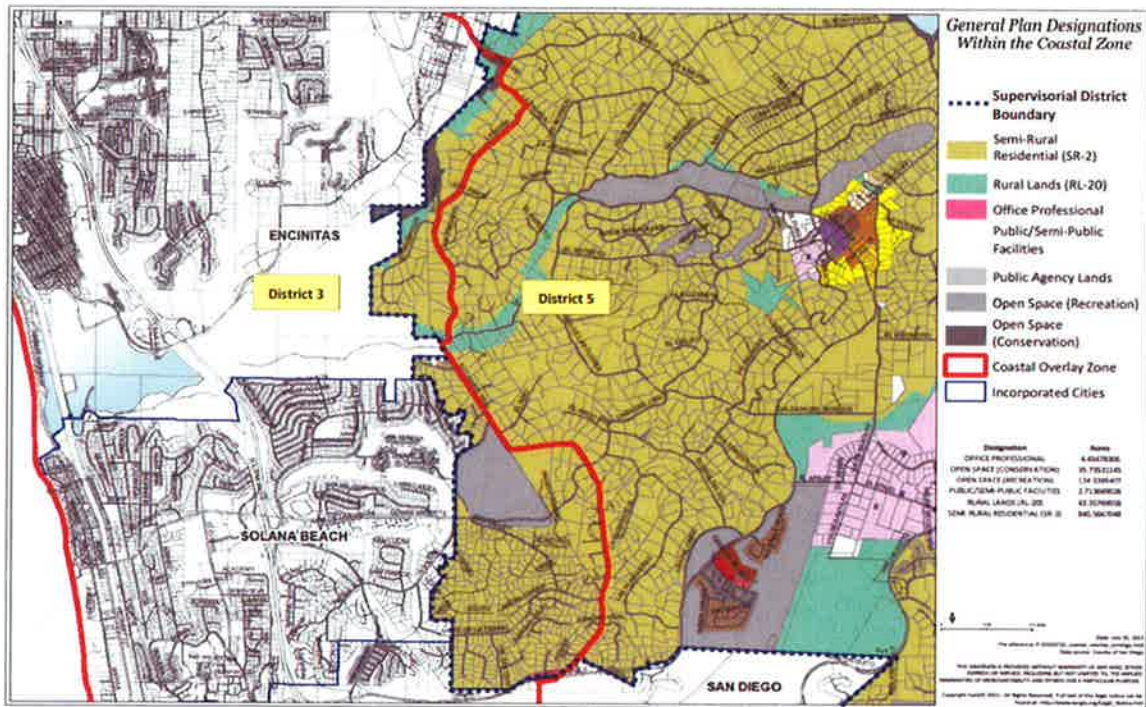
#### **5. Workload and Permit Streamlining**

- Over the last 10 years, the Coastal Commission has processed approximately 68 permits for new homes or additions to existing residences within the CZ. A review of permitting history indicates that the low volume of permits was a result of the downturn in the housing market beginning in 2007. With steadily increasing property values and a rapidly aging housing stock, the County anticipates the volume and scope of permits requested in the CZ to increase. An updated LCP will produce the following benefits:
  - Significantly reduce California Coastal Commission workload due to the anticipated increases in the volume and scope of requested permits, and
  - Create a streamlined permit process that incentivizes sustainable development.

#### **6. Project Integration/Leverage/Matching Funds**

- During times of strained budgets and revenue reductions, the County understands the need to leverage limited grant funding opportunities. The proposed budget includes funding that matches the requested grant amount. By providing substantial in-kind resources, the Coastal Commission will receive a significant return on a limited investment. The County is not seeking grant funding from other resources.

## 6. MAPS AND PHOTOGRAPHS OF AREA





**SAN ELIJO LAGOON**







**SAN DIEGUITO PARK**







**SAN DIEGUITO LAGOON**



**7. LETTER OF SUPPORT**



June 26, 2014

Hilary Papendick  
Statewide LCP Grant Coordinator  
California Coastal Commission

Re: Support for County of San Diego LCP grant application

Dear Ms. Papendick,

The San Diego Regional Climate Collaborative (Climate Collaborative) wishes to support the funding request from the County of San Diego to update their Local Coastal Plan (LCP) for the unincorporated area of San Dieguito.

The Climate Collaborative is a regional network for public agencies in the region to share expertise, leverage resources, and advance comprehensive climate change planning. As a regional network, we strongly support local government policies and actions that address climate change impacts across and among cities and jurisdictions. The proposal from the County of San Diego to update their LCP is an important piece to developing climate resiliency strategies in the north coast region of San Diego. Through this effort, County staff will integrate a number of key climate-related strategies that affect this portion of the coast, including the San Diego County Climate Action Plan and the now occurring San Diego County Hazard Mitigation Plan update. This LCP will also build robust consistency across the various city and County LCPs that border the San Dieguito area and serve as the regional guides for how these communities around the San Elijo Lagoon plan for sea-level rise and address climate change impacts.

We hope that you will consider funding for this opportunity as it is a significant component to advancing climate resiliency efforts in the north coast region of San Diego.

Sincerely,

A handwritten signature in black ink, which appears to read 'Laura Engeman'. The signature is fluid and cursive, with a large, stylized 'L' and 'E'.

Laura Engeman  
Manager of the San Diego Regional Climate Collaborative